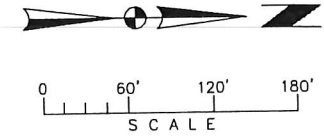


A PLAT OF
THE PEACE PARK SUBDIVISION
A TRACT OF LAND BEING TRACT OF RECORD 3 OF CERTIFICATE OF SURVEY S-0005119, LOCATED
IN THE N1/2NW1/4 OF SECTION 34, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA

LANDOWNER: KARL BIRKY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.67'	1489.20'	2°38'31"	N22°11'32"E	68.66'
C2	46.72'	1549.20'	1°43'40"	N21°43'53"E	46.72'
C3	111.70'	300.00'	21°19'57"	S79°58'46"E	111.05'
C4	94.88'	300.00'	18°07'15"	N08°25'10"E	94.49'
C5	89.25'	301.93'	16°56'14"	N07°52'56"E	88.93'

NW CORNER S34
FND 2" AC 11699
PER CCRF 636



LEGEND

- SECTION CORNER - FOUND
- QUARTER CORNER - FOUND
- FND PROPERTY PIN - AS NOTED
- SET PROPERTY PIN - 18"x5/8" REBAR/YPC 15625LS
- SUBDIVISION BOUNDARY
- SECTION LINE
- NEW EASEMENT THIS PLAT
- LOT LINE
- (F) FOUND/FIELD MEASUREMENT
- (P) PLAT RECORD DISTANCE
- WC WITNESS CORNER

- SURVEYORS NOTES:
- CERTIFICATE OF SURVEY NO. 5119 INCLUDES THE FLOOD ROAD RIGHTS-OF-WAY ACREAGE IN THE TRACT OF RECORD 3, ACCORDING TO THE COUNTY ROAD RECORDS WITHIN THE CASCADE COUNTY PLANNING DIVISION, FLOOD ROAD IS A FEE RIGHTS-OF-WAY AND SHOULD HAVE NOT BEEN INCLUDED.
 - CERTIFICATE OF SURVEYS NO. 4393, 4394, & 5092, ALL INCLUDE THE DICK ROAD RIGHTS-OF-WAY ACREAGE IN THE SHOWN TRACTS, ACCORDING TO THE COUNTY ROAD RECORDS WITHIN THE CASCADE COUNTY PLANNING DIVISION, DICK ROAD IS A FEE RIGHTS-OF-WAY AND SHOULD HAVE NOT BEEN INCLUDED.

AREA OF LOTS = 29.383 ACRES
AREA OF PARK = 0 ACRES
AREA OF DEDICATED ROADS = 0 ACRES
TOTAL SUBDIVISION AREA = 29.383 ACRES

BASIS OF BEARING:
MONTANA STATE PLANE COORDINATE SYSTEM, ESTABLISHED WITH SURVEY QUALITY GPS

PURPOSE OF SURVEY:
TO CREATE A MAJOR SUBDIVISION FROM TRACT OF RECORD 3 OF CERTIFICATE OF SURVEY S-0005119

SHEET 1 OF 2



DRAWN BY: DRK	DATE: 12-19-19	QUALITY CHECK: X
SURVEYED BY: RTG	JOB NO. 18-173	FIELDBOOK: X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY		
MONTANA WASHINGTON		

TRACT OF RECORD 1
C.O.S. #5119
(HIGGINS ENTERPRISES LTD)

ON 1/16TH CORNER
FND 5/8" REBAR WITH YPC

C.O.S. #1932

N1/4 CORNER S34
FND 1/2" REBAR
PER CCRF F-1130

TRACT 2, C.O.S. #4393
(NORTHWESTERN CORP)

TRACT 2, C.O.S. #5092
(ROY & DIANE VOLK)

A PLAT OF
THE PEACE PARK SUBDIVISION
A TRACT OF LAND BEING TRACT OF RECORD 3 OF CERTIFICATE OF SURVEY S-0005119, LOCATED
IN THE N1/2NW1/4 OF SECTION 34, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA

LANDOWNER: KARL BIRKY

CERTIFICATE OF OWNERSHIP

I(we), the undersigned property owner(s), do hereby certify that I(we) have caused to surveyed, subdivided, and platted into lots and easements, the following described tract of land in Cascade County, Montana, to-wit:
A tract of land being Tract of Record 3 of Certificate of Survey S-0005119, located in the N1/2NW1/4 of Section 34, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 34; thence South 89°14'10" East along the Northerly line of said Section 34, a distance of 1905.83 feet to a point on the Easterly rights-of-way line of Flood Road and being the True Point of Beginning; thence South 89°14'10" East along said Northerly line, a distance of 732.54 feet to the North Quarter corner of said Section 34, being a point on the Southerly rights-of-way line of Dick Road; thence South 00°38'29" East along the Easterly boundary line of said Tract of Record 3 of Certificate of Survey S-0005119, a distance of 1303.19 feet to the Southeast corner of said Tract of Record 3, being the Center-North Sixteenth corner of said Section 34; thence North 89°01'22" West along the Southerly boundary line of said Tract of Record 3, a distance of 1235.94 feet to a point on said Easterly rights-of-way line of Flood Road; thence along said Easterly rights-of-way line on a non-tangent curve to the left, having an Arc Length of 46.72 feet, a Radius of 1549.20 feet, a Delta Angle of 1°43'40", a Chord Bearing of North 21°43'53" East, and a Chord Length of 46.72 feet; thence North 20°41'12" East along said Easterly rights-of-way line, a distance of 1334.44 feet to the True Point of Beginning and containing 29.383 acres, along with and subject to any existing easements.

The above described tract of land is to be known and designated as the Peace Park Subdivision, Cascade County, Montana.

UTILITY EASEMENTS PER THIS PLAT

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as "utility easement" to have and hold forever.

DECLARATION OF SUBDIVISION ROAD STATUS

Upon the official approval and filing of this plat as provided by Title 76, Chapter 3, M.C.A., the public shall hereby acquire a highway right-of-way, as defined by 60-1-103(23) and 60-1-103(19), M.C.A., in and upon all roadways, streets, and alleys depicted on this plat for the purpose of ingress and egress to and from all subdivided lands depicted. All roadways, streets, and alleys depicted on this plat shall constitute perpetual "public highways" as defined by 60-1-103(22)(b), M.C.A. Accordingly, upon approval and filing of this plat, Cascade County shall hereby acquire a highway easement, as defined by 60-1-103(10), 60-1-103(18), and 60-1-103(19), M.C.A., for future highway purposes in, upon, and under all roadways, streets, and alleys depicted on this plat. This easement may not be abandoned, diminished, or lost by any means, including but not limited to non-use, except as provided by 7-14-2101(2) and 7-14-2601 through 2604, M.C.A.

However, until such time as Cascade County may hereafter formally and specifically open, establish, or accept all or part of them as county roads as provided by 7-14-2107(2), M.C.A., the roadways, streets, and alleys depicted on this plat, are not "county roads" as defined by 60-1-103(7), 60-1-103(1)(c), 60-1-201(3), and 7-14-2101(2), M.C.A., and shall not become "county roads" except as provided by 7-14-2102(2), M.C.A. Approval and filing of this plat does not constitute any act or intent by Cascade County to open, establish, accept, construct, improve, or maintain any or all of the roadways, streets, and alleys depicted on this plat as county roads.

Subject to the public rights-of-way created by this plat, the owners of the lands depicted on this plat shall privately retain the fee interest in all lands encumbered by the public rights-of-way created by this plat. Until such time as Cascade County may hereafter formally and specifically open, establish, or accept all or part of the roadways, streets, and alleys depicted on this plat as county roads as provided by 7-14-2101(2), M.C.A., or until another government entity formally acquires, accepts, or assumes control of all or part of the roadways, streets, and alleys depicted on this plat as state highways or city streets in the manner provided by law, the owners of all lands depicted on this plat shall be exclusively and jointly responsible to maintain and improve the depicted public highways and rights-of-way created by this plat. Thus, Cascade County shall have no duty or obligation to construct, improve, or maintain the public highways and rights-of-way created and depicted on this plat until such time the County may hereafter formally and specifically open, establish, or accept all or part of them as "county roads" as provided by 7-14-2101(2), M.C.A. All references to M.C.A. in this dedication shall exclusively refer to Montana Code Annotated (2016).

So granted, dedicated, and declared by Karl Birky, Grantor and subdivider.

DECLARATION OF COVENANT

This declaration made on the date hereafter set forth by Karl Birky, hereby declares that all of the properties described herein shall be held, sold, and conveyed subject to the covenant to be filed with this plat which shall run with the real property and be binding on all parties having any heirs, successors, and assigns, and shall bind each owner thereof. The covenant may be revoked for any or all parcels within the subdivision by mutual consent of the owners of the parcels in question and the governing body of Cascade County.

Dated this _____ day of _____, A.D., _____

KARL BIRKY

State of Montana)
: ss
County of Cascade)

On this _____ day of _____, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Karl Birky, known to me to be the person who executed the Certificate of Ownership, IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY COMMISSIONERS

I, the undersigned, Chairperson of the Board of County Commissioners of Cascade County do hereby certify that the accompanying Plat of the Peace Park Subdivision to Cascade County, Montana, has been submitted to the Board of County Commissioners of Cascade County, Montana, for examination and has been found by them to conform to the law, and was approved by them at their regular meeting held on the _____ day of _____.

Chairperson, Board of County Commissioners
Altest: _____
Clerk and Recorder

STATEMENT OF RSID PROTEST WAIVER

Take notice all prospective purchasers of land in this subdivision, that for the owner of each and every lot in this subdivision, an agreement carries to forever waive, release, and remise the right to protest, as defined by Mont. Code Ann. §§ 7-12-2109 through 7-12-2112 (2015), and further hereby assents, to any creation or extension of a rural improvement district, as defined by Title 7, Chapter 12, Part 21, Mont. Code Ann. (2015), which may touch and concern any or all of the lots in this subdivision and which may hereafter be proposed for the paving or other improvement of the certain county roads, and/or any other road that may provide access to the lots in this subdivision, as deemed by the Board of Cascade County Commissioners, as presently located in Section 34, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana. This assent and waiver shall touch, concern, benefit, and burden each and every lot in this subdivision and shall run with the land and be binding upon any and all grantees, transferees, successors, and assigns of each and every such lot. This waiver will expire 20 years after the date the final plat is filed with Cascade County.

Chairperson, Board of County Commissioners
Karl Birky

CERTIFICATE DISPENSING WITH PARK OR PLAYGROUND

I, the undersigned, Chairperson of the Board of Cuntly Commissioners of Cascade County, do hereby certify that the following order was made by the Cascade County Commissioners of Cascade County at a meeting thereof held on the _____ day of _____, 20_____, and entered into the proceedings of said Body to wit: "Inasmuch as the dedication of park land within the platted area of the Peace Park Subdivision is undesirable for the reasons set forth in the minutes of this meeting, it is hereby ordered by the Cascade County Commissioners that land dedicated for park purposes be waived and that cash in lieu of park with the provisions of Title 76, Chapter 3, MCA"

Chairperson, Board of County Commissioners
Altest: _____
Clerk and Recorder

CERTIFICATE OF PLANNING BOARD

We, the undersigned, Chairperson and Planning Director of the Cascade County Planning Board, Cascade County, Montana, do hereby certify that this accompanying Plat of the Peace Park Subdivision to Cascade County, Montana, has been submitted to the said Planning Board for examination by them, and was found by them to conform to the law, and was approved at a meeting held on the _____ day of _____, _____.

Chairperson, Cascade County
Planning Board
Planning Director, Cascade County
Planning Board

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I Jim Rearden, Public Works Director of the City of Great Falls, Cascade County, Montana do hereby certify that I have examined the accompanying Plat and the survey it represents and I found that the same conforms to the regulations governing the platting of lands and to presently platted adjacent land, as near as circumstances will permit and I hereby approve the same. Dated this _____ day of _____, 20_____.

Public Works Director, City of Great Falls, Montana

CERTIFICATE OF COUNTY TREASURER

I, Diane Heikkila, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying plat and find that taxes are not delinquent.

Dated this _____ day of _____, A.D., 20_____.

County Treasurer, Cascade County, Montana

NOTICE OF AGRICULTURAL ACTIVITIES

Take notice all prospective purchasers of land in this subdivision, that this subdivision is in the vicinity of existing agricultural activities which may affect a purchaser's use and/or enjoyment of his/her property.

STATEMENT OF LIMITED PUBLIC SERVICES

Certain public services such as, but not limited to, school busing, snow plowing, and road maintenance, may not be provided by Cascade County.

STATEMENT OF UTILITY WITHIN DEDICATED RIGHT OF WAY

Pursuant to Section 10-9(7) of the Cascade County Subdivision Regulations: When a utility is to be located in an existing, dedicated right-of-way, a notice of utility occupancy must be obtained from the Cascade County Commissioners, or local, or state highway department.

STATEMENT OF ARCHAEOLOGICAL, HISTORIC OR PALEONTOLOGY SITES

If any archaeological, historic or paleontology sites are discovered during road, utility or building construction, all work shall cease and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource and if any mitigation or duration is appropriate.

CERTIFICATE OF SURVEYOR

I, the undersigned, Daniel R. Kenczka, Professional Land Surveyor, Montana registration No. 15625LS, do hereby certify that I supervised this survey and platted same as shown on the accompanying plat, and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-614, M.C.A., and Cascade County.

Dated this _____ day of _____, A.D., _____

Daniel R. Kenczka, Montana Reg. No. 15625LS

